

155.0

0002

0003.A

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

APPRAISED:

Total Card / Total Parcel

860,600 / 860,600

USE VALUE:

860,600 / 860,600

ASSESSED:

860,600 / 860,600


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
159		GEORGE ST, ARLINGTON

Legal Description							User Acct
101	8220.000	389,900	4,100	466,600	860,600		
Total Card	0.189	389,900	4,100	466,600	860,600	Entered Lot Size	
Total Parcel	0.189	389,900	4,100	466,600	860,600	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card: 516.57			/Parcel: 516.57	Land Unit Type:	

OWNERSHIP

Unit #:

Owner 1: SCOTT WHITNEY L TRUSTEE	
Owner 2: 159 GEORGE ST TRUST	
Owner 3:	

Street 1: 159 GEORGE ST	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Own Occ: Y	

Postal: 02476	Type:
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PREVIOUS OWNER

Owner 1: DEUTSCHE BANK NAT TRUST CO -	
Owner 2: -	

Street 1: 1761 E ST. ANDREW PLACE	
Twn/City: SANTA ANA	

St/Prov: CA	Cntry
Postal: 92705	

NARRATIVE DESCRIPTION

This parcel contains .189 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1918, having primarily Wood Shingle Exterior and 1666 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	9	Varied
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8220		Sq. Ft.	Site		0	70.	0.81	7									466,621						466,600	

BUILDING PERMITS												ACTIVITY INFORMATION												
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name												
1/11/2008	62	Addition	50,000			G9	GR FY09	FULL 2ND LEVEL	5/21/2018	MEAS&NOTICE	BS	Barbara S												
12/28/2007	1160	Manual	7,000					remove plaster, as	12/3/2008	MLS	MM	Mary M												
									10/23/2008	Meas/Inspect	189	PATRIOT												
									6/8/2004	MLS	HC	Helen Chinal												
									1/20/2000	Inspected	263	PATRIOT												
									12/7/1999	Mailer Sent														
									11/24/1999	Measured	256	PATRIOT												
									1/1/1982		PS													
										Sign:	VERIFICATION OF VISIT NOT DATA													

EXTERIOR INFORMATION

Type:	15 - Old Style	
Sty Ht:	2A - 2 Sty +Attic	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	1 - Wood Shingle	
Sec Wall:	2 - Clapboard	50 %
Roof Struct:	1 - Gable	
Roof Cover:	2 - Slate	
Color:	YELLOW	
View / Desir:		

BATH FEATURES

Full Bath:	1	Rating: Very Good	TOILET IN BMT.
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	1	Rating: Good	
A HBth:		Rating:	
OthrFix:	1	Rating: Good	

OTHER FEATURES

Kits:	1	Rating: Very Good	1st Res Grid	Desc: Line 1	# Units	1
A Kits:		Rating:	Level	FY LR DR D K FR RR BR FB HB L O		
Fpl:	1	Rating: Average	Other			
WSFlue:		Rating:	Upper			
			Lvl 2			
			Lvl 1			
			Lower			

GENERAL INFORMATION

Grade:	C - Average
Year Blt:	1918
Eff Yr Blt:	
Alt LUC:	
Alt %:	

Jurisdct:	G10	Fact:	.
Const Mod:			

Lump Sum Adj:	
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INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

DEPRECIATION

Phys Cond: GV - Good-VG

10. %

Functional:

Economic:

Special:

Override:

REMODELING**RES BREAKDOWN**

Exterior:	No Unit	RMS	BRS	FL
Interior:	1	6	3	
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				

Totals

1 6 3

CALC SUMMARY

Basic \$ / SQ: 135.00

Size Adj.: 1.28025210

Const Adj.: 1.02989697

Adj \$ / SQ: 178.001

Other Features: 90700

Grade Factor: 1.00

NBHD Inf: 1.00000000

NBHD Mod:

LUC Factor: 1.00

Adj Total: 437159

Depreciation: 47213

Depreciated Total: 389946

COMPARABLE SALES

Rate

Parcel ID

Typ

Date

Sale Price

WtAv\$/SQ:

AvRate:

Ind.Val

Juris. Factor: 1.00

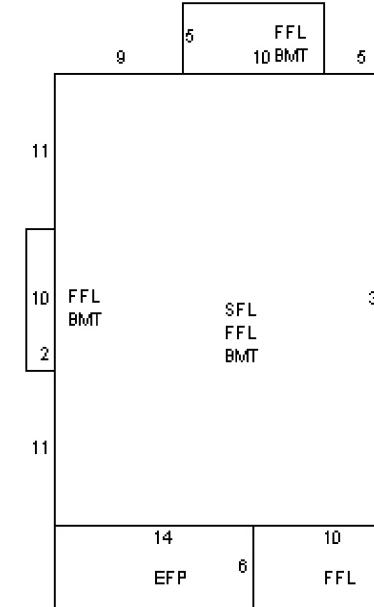
Before Depr: 178.00

Special Features: 0

Val/Su Net: 150.66

Final Total: 389900

Val/Su SzAd 234.03

SKETCH**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	Ten
FFL	First Floor	898	178.000	159,845						
BMT	Basement	838	53.400	44,750						
SFL	Second Floor	768	178.000	136,705						
EFP	Enclos Porch	84	61.420	5,159						
					Net Sketched Area:	2,588	Total:	346,459		
					Size Ad	1666	Gross Area	2588	FinArea	1666

SUB AREA DETAIL**IMAGE****AssessPro Patriot Properties, Inc****MOBILE HOME**

Make: [] Model: [] Serial #: [] Year: [] Color: []

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	16X18	A	AV	1918	23.68	T	40	101			4,100			4,100

More: N Total Yard Items: 4,100 Total Special Features: [] Total: 4,100